



## Henley Close, Neston, CH64 0SQ

Offers Over £295,000

3 Bedroom 2 Reception 1 Bathroom D

\*\*\*Beautifully Presented Property - Highly Sought After Cul De Sac Location - No Stamp Duty for First Time Buyers\*\*\*

Hewitt Adams are delighted to showcase this beautifully presented, three bedroom, detached house on the ever so sought after Henley Close. A short drive/walk from excellent local amenities, good transport links and catchment for highly acclaimed schools. The property has been meticulously maintained by the current vendors and would make a wonderful family home or first time buy.

Further affording gas central heating and double glazing throughout and further scope to extend - subject to the relevant consents.

In brief, the bright and spacious accommodation comprises; Porch, living room, beautifully fitted kitchen/diner. To the first floor there are three double bedrooms and a spacious bathroom.

Externally, to the front of the property there is a good size driveway providing ample off road parking, a front garden, gated access to the rear.

The rear garden is mainly laid to lawn with secure boundaries, large patio area, timber garden shed and mature shrubs.

### Porch

4'11 x 4'00 (1.50m x 1.22m)

uPVC front door to porch, window to side aspect, further door to living room.

### Living Room

16'11 x 10'07 (5.16m x 3.23m)

Window to front elevation, central heating radiator, gas fire, doors to;

### Snug

16'00 x 7'10 (4.88m x 2.39m)

Window to front aspect, central heating radiator.

### Kitchen/Diner

19'02 x 9'00 (5.84m x 2.74m)

A range of well appointed shaker style wall and base units with complimentary work surfaces incorporating sink and drainer, appliances included are fridge freezer, cooker, washing machine, dishwasher. Two windows to rear, sliding doors leading outside, inset spotlights, radiator.

### Inner Hall

Storage cupboard, stairs to first floor.

### Landing

central heating radiator, doors to;

### Bedroom 1

14'01 x 10'05 (4.29m x 3.18m)

Window to front elevation, central heating radiator.

### Bedroom 2

11'08 x 10'05 (3.56m x 3.18m)

Window to rear elevation, central heating radiator.

### Bedroom 3

11'06 x 8'03 (3.51m x 2.51m)

Window to front elevation, central heating radiator.

### Bathroom

8'10 x 8'02 (2.69m x 2.49m)

A spacious bathroom comprising; WC, wash hand basin, bath with shower over, cupboard housing boiler, two windows to rear aspect, heated towel radiator.

